



THE NEXT GENERATION OF COMMERCIAL ROOFING

Construction & Consulting Services

13003 Murphy Road, Bldg. G-1
Stafford, Texas 77477
281-804-9669

Friday, August 07, 2015

Town park Townhomes
9950 Town Park
Houston Texas 77036

Sovereign Townhomes
9888 United Drive
Houston Texas 77036

An inspection of your property was made on the date as referenced above. While both properties show the same problems, we've outlined the issues below on each.

Website Intelligence

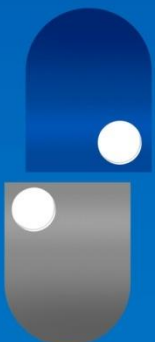
- ❑ Please note that our website contains information related to your properties, including aerial drone footage, proposals, warranties, still picture and other documentation. This information is only seen between Evolution Roofing employees and the properties personnel give the passcode information with. We do change passcodes after some time to prevent outsiders from hacking our systems, and if you need access after expiration, please do not hesitate to call and we will reload the files.

Existing Roofing Details

- ❑ The existing roofing systems appear to be about 15 to 17 years in age.
- ❑ Because of the roof pitch and proper ventilation of both properties, the roof are in better condition than the Houston average.
- ❑ Previous storm damage has been noted and repairs have been made prior.
- ❑ Missing shingles are apparent on both properties as well as shingle lifts from heat and foundation movement, which are within reasonable expectations for a roof of this age.
- ❑ On Sovereign Townhomes only – The pipe jack are plastic vs lead metal on Town park. It is recommended to replace the rubber gaskets on all pipe jack with a new grommet to ensure no roof leaks from these. Most only last about 12-15 years, so it's time for replacement on these.
- ❑ On Sovereign Townhomes only – The RV-151 Vents have surface rust and need repainting.
- ❑ On Sovereign Townhomes only – Install new flashing material in rusted vertical flashings

Our Recommendations

- ❑ Replace all missing shingles with like kind type and color.
- ❑ Remove, hammer flat any roofing nails, decking nails that may have protruded to the roof surface and seal with color matched caulking, on each building.
- ❑ Seal all pipe jacks, vents, and flashings as needed to ensure water tightness.
- ❑ Install new pipe grommets on all plumbing pipes on Sovereign Town Homes only.
- ❑ Optional - Paint all RV-151 (Roof Vents) to match shingle color. Existing vents are rusted.

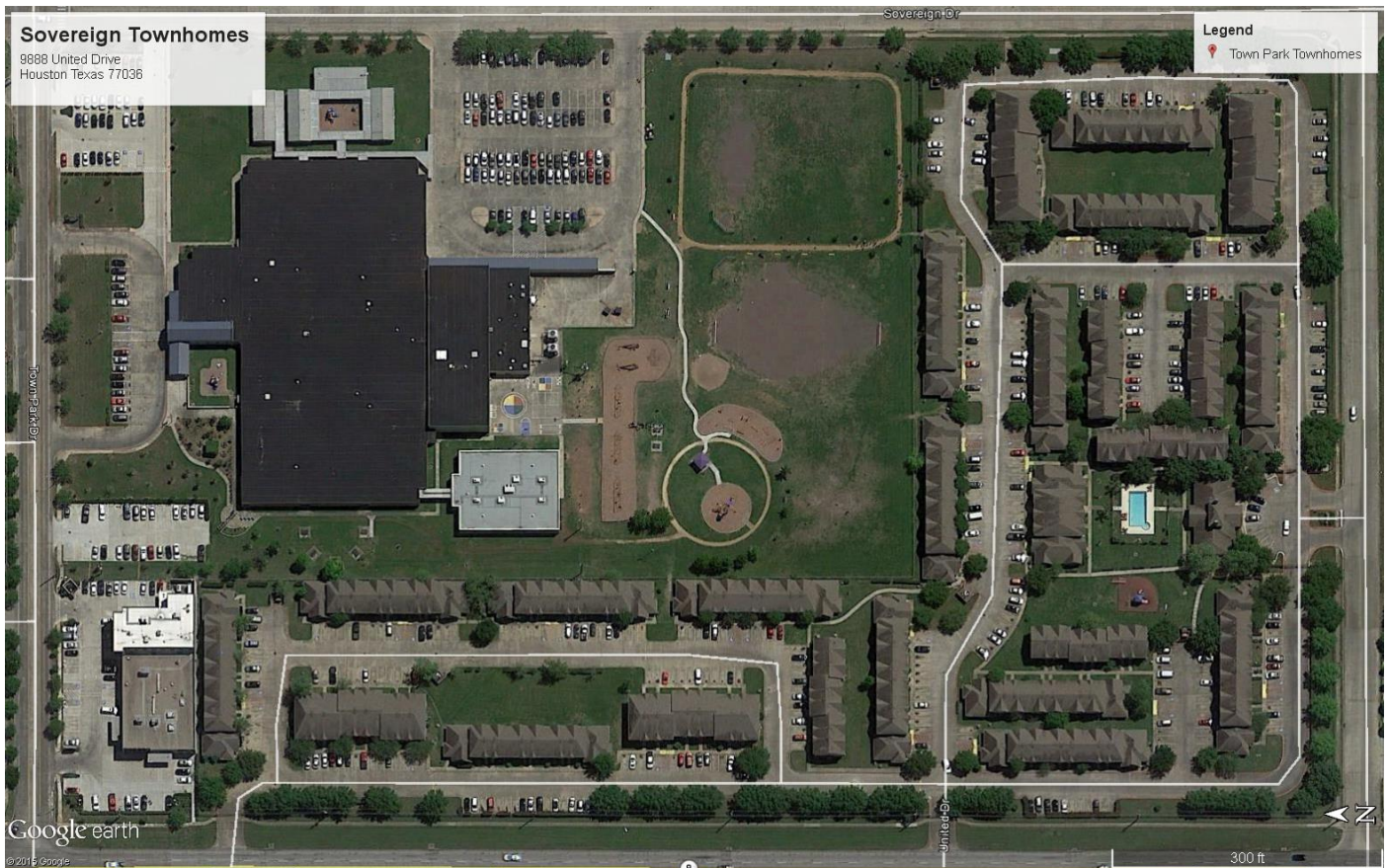


Roof Warranty from Evolution Roofing (Labor)

Limited Warranty Evolution Roofing, Inc. will warrant the completed roof for a period of 1-YEARS from the date of final payment/completion unless otherwise stated. The materials of roofing system are backed by the manufacturers and are not part of the warranty from Evolution Roofing, Inc. Evolution Roofing, Inc. will repair roofing systems during the warranty period for installation defects that result in water penetrating to the interior of the building. Evolution Roofing, Inc. is to be notified within 24 hours from the time that a leak is detected. Evolution Roofing, Inc. will not be held liable for consequential damages beyond the materials installed by Evolution Roofing, Inc. after completion of the roofing system. Settlement of the building foundation or repairs could void your warranty. Customers having foundation repairs shall notify Evolution Roofing, Inc. for an inspection of roofing system within 2 weeks of said repairs for continued roof warranty coverage. Any deviations to the building after completion without notifying Evolution Roofing, Inc. will void the water tightness warranty of the roof system if notice is not sent to Evolution Roofing to ensure water tightness. Evolution Roofing will provide repairs to the roofing system for a minimum trip charge of \$125.00 for all non-warranty claims as a minimum, with repairs exceeding a (1) hour repair, if needed, to be billed at the owner's expense to bring the building into warrantable condition.

Onsite Photos





Repair Cost

Townpark Townhomes –

- ☐ Replace all missing shingles with like kind type and color.
- ☐ Remove, hammer flat any roofing nails, decking nails that may have protruded to the roof surface and seal with color matched caulking, on each building.
- ☐ Seal all pipe jacks, vents, and flashings as needed to ensure water tightness.

Total This Project –

(21) Main Buildings @ \$525 ea. = \$11,025.00
 (9) Garage Buildings @ \$125.00 ea. = \$ 1,125.00

Sovereign Townhomes –

- ☐ Replace all missing shingles with like kind type and color.
- ☐ Remove, hammer flat any roofing nails, decking nails that may have protruded to the roof surface and seal with color matched caulking, on each building.
- ☐ Seal all pipe jacks, vents, and flashings as needed to ensure water tightness.
- ☐ Install new grommets onto all plastic pipe jacks
- ☐ Install new flashing material in rusted vertical flashing locations

Total This Project –

(26) Main Buildings @ \$575 ea. = \$14,950.00

ACCEPTEENCE OF CONTRACT AGREEMENT

Entire Agreement: This instrument constitutes the entire agreement between the parties. No prior written or contemporaneous oral promises or representations shall be binding. This contract shall not be amended, changed or extended except by written instrument signed by both parties.

Delays: Professional and reasonable efforts will be made to complete the job in the proscribed period of time subject to "excusable delays" which are defined as shortage of labor or materials, or acts of God and other conditions beyond the control of Evolution Roofing, Inc.

Inspections: Those buildings/homes in regions requiring Windstorm Certification will be installed according to Texas Windstorm Guidelines. The cost for windstorm inspection will be paid by the owner. Information will be provided to the customer so that inspections may be scheduled by the owner. Local building inspections to be paid for at an additional cost to the owner, as/if requested, and is not an element of this contract, when required. City Permits are not part of this contract and all fees associated are in addition to these prices, when required, unless specifically stated in the contract.

Deck Repairs: if "Condition of structure" is such that it would require more than \$1,500 in repairs, the installation of the , Inc. membrane shall stop to allow owners to review contractor's quote for such repairs and the membrane installation shall resume once both parties have agreed to the deck repairs and contractor has completed same.

Limited Warranty Evolution Roofing, Inc. will warrant the completed roof for a period of _1-YEARS_ from the date of final payment/completion unless otherwise stated. The materials of roofing system are backed by the manufacturers and are not part of the warranty from Evolution Roofing, Inc. Evolution Roofing, Inc. will repair roofing systems during the warranty period for installation defects that result in water penetrating to the interior of the building. Evolution Roofing, Inc. is to be notified within 24 hours from the time that a leak is detected. Evolution Roofing, Inc. will not be held liable for consequential damages beyond the materials installed by Evolution Roofing, Inc. after completion of the roofing system. Settlement of the building foundation or repairs could void your warranty. Customers having foundation repairs shall notify Evolution Roofing, Inc. for an inspection of roofing system within 2 weeks of said repairs for continued roof warranty coverage. Any deviations to the building after completion without notifying Evolution Roofing, Inc. will void the water tightness warranty of the roof system if notice is not sent to Evolution Roofing to ensure water tightness. Evolution Roofing will provide repairs to the roofing system for a minimum trip charge of \$125.00 for all non-warranty claims as a minimum, with repairs exceeding a (1) hour repair, if needed, to be billed at the owner's expense to bring the building into warrantable condition.

PAYMENT TERMS

Upon acceptance of this proposal by the Owner or Owners agent of above said property and by Evolution Roofing, Inc. this proposal shall become hereby referred to as the "Contract/Proposal". Evolution Roofing, Inc. will schedule the application as stated above in accordance with the Owners representative as to the start date and times of application. Evolution Roofing, Inc. shall be issued within 72 hours (*Upon substantial completion*), a statement of additional work requested hereby known as a "Punch List" to be completed by Evolution Roofing, Inc. If no "Punch List" is supplied to Evolution Roofing, Inc. either by Facsimile or by US Postal Service, Evolution Roofing, Inc. shall consider that the work has been completed as outlined on the submitted invoice. Evolution Roofing shall notify the owners of substantial completion by submission of this invoice to the owner's representative. Because of scheduling issues, Evolution Roofing does not assume any responsibility for this job until the customer has received a signed acceptance by a duly authorized representative of Evolution Roofing, Inc.

INSURANCE CLAIM / CONTRACTS OVER \$5,000

All contracts over \$5,000 will require credit approval from Evolution Roofing and any and all funding from insurance companies to be turned over to Evolution Roofing upon acceptance of contract and deductible payments at that time, with 10% retainage held by owners until any punch list is completed.

CUSTOM ORDERED MATERIALS

Custom ordered or custom made material or systems will require a 50% deposit of the contract. Billings for work completed will be due upon installation of the specific outlined installations known as progression payments. Other payment terms can be negotiated with owners paying material suppliers direct and balance of contract to Evolution Roofing is available and encouraged.

All work guaranteed to be as specified. Payments shall be made payable to Evolution Roofing, Inc., 13003 Murphy Road Suite G-1 Stafford Texas 77477 by US Postal Service, or by delivery to an agent of Evolution Roofing, Inc. **within 48 hours of completion**, unless agreed upon in writing and signed by both parties. Evolution Roofing, Inc. and its entity's hereby notify the owners of said property that if payment is not received within 72 hours of completion, after the 72 hour grace period the property will be assessed a late fee equal to 20% of the balance due. After 30 days an additional rate of 12%, per anum until the final payment is received.

Agreed and accepted,

Contract Amount \$ _____

As Agent for Owner(s), the Agent accepts responsibility as in that he is fully authorized to make such financial obligations for the owner(s) and that by signing this contract he affirms that their signature is the only signature required for this contract to be binding. By signing this contractual document, the agent confirms that no other signature is required under penalty of perjury. Accepted

As agent Evolution Roofing, Inc.

As agent for Owner(s)

Date

Date